

TO: Planning Commission
FROM: Ben Boike, Assistant Comm. Dev. Dir.
DATE: September 20, 2016
SUBJECT: Site Plan Review – 1675 Livingston Ave



REQUEST

The Dakota County Community Development Agency (CDA) is requesting Site Plan approval in order to expand their existing parking lot at 1675 Livingston Ave. The applicant is proposing to add 13 new parking stalls adjacent to the front door off the existing parking lot drive aisle fronting the building.

Attachments:

Applications/ Notice

Memo from the Environment Committee & Civil Engineer

Copies of submitted plans



EXISTING LAND USES

The subject property currently consists of a County owned apartment building. The adjacent use to the north is occupied by the City of WSP sports dome. Adjacent properties to the east are occupied by commercial uses. Adjacent properties to the south are occupied by townhomes and adjacent properties to the west are occupied by single-family homes.

ZONING

The subject property and adjacent properties to the south are zoned R4, Multiple-family Residential. The adjacent property to the north is zoned B6, Town Center Mixed-use. Adjacent properties to the east are zoned B6, Town Center Mixed-use and B3, General Business. Adjacent properties to the west are zoned R1, Single family.

ANALYSIS

Proposal

The applicant is proposing to modify the existing parking lot fronting the apartment building by adding 13 additional parking stalls off the west side of the existing drive aisle (see attached plan). The property currently has 40 parking stalls and therefore relies heavily on on-street parking on Livingston Ave. The proposed parking lot addition would help to alleviate the dependency on on-street parking.

Parking Requirements

The zoning ordinance requires two parking stalls per unit, half of which must be enclosed. The complex includes a total of 80 units. Therefore, per code, the property requires a total of 160 parking stalls (80 enclosed). The existing property has a total of 40 parking stalls (0 enclosed).

The development of the property predates the parking requirement. As a result, the existing parking lot is considered legal non-conforming. With that said, the apartment is designated for low-to-moderate income persons who are 62 years of age and older, handicapped or disabled, near elderly (50 years or older) and single persons. In the past, the facility housed mostly seniors without cares however the tenants are becoming younger so the demand for parking has increased.

As mentioned, the apartment currently relies on Livingston Ave for overflow parking, so the proposed parking will not only bring the property closer to compliance, but also help relieve the property's reliance on on-street parking.

Retaining Wall

A short retaining wall is required (4 ft. max height) as the proposed parking stalls cut into an existing hill.

Setbacks

The proposed parking addition meets all setback requirements.

Drive Aisle/Parking Stall Dimensions

The submitted plan does not indicate whether or not the existing drive aisle meets the minimum width requirement of 20 ft. for two-way traffic. Staff is recommending a condition of approval requiring that the applicant revise the plans to include the drive aisle width. Should the drive aisle not meet the minimum requirement, the applicant shall also revise the plans to meet the minimum requirement.

The proposed parking stalls meet the minimum dimensions of 9 ft. x 20 ft.

Curbing

The proposed parking lot modification will include B612 curbing as required by the Zoning Ordinance.

Landscaping

The submitted plan calls for the removal of three quality trees. The Zoning Ordinance requires that all tree removed be replaced at 30 percent the total caliper inches removed. As a result, Staff is recommending a condition of approval requiring the applicant to submit a landscape plan adhering to Section 153.031(4) of the Zoning Ordinance.

Environmental Committee Review

The Environmental Committee reviewed the proposed landscape plan at their September 7, 2016 meeting. The Committee recommended that the replacement trees be planted in front of the building between the parking lot and Livingston Ave, but not in the right-of-way. They also recommend that a variety of trees be planted that both native tree species and that have a high salt tolerance. Some possible species recommended include Amur Maple, Eastern Red Cedar, and Honeylocust. The EC unanimously voted to approve the site plan, with an additional comment that they strongly encourage the developer to use “pollinator friendly” native plants that were not treated with “neonicotinoids”.

Engineering Review

The City Engineer has provided a memo with six (6) recommended conditions pertaining to the Site Plan (see attached memo). Staff is recommending a condition of approval that the applicant adhere to the recommendations in the memo. The conditions are as follows:

1. Permits from the appropriate regulatory agencies must be obtained, including but not limited to the MPCA, Dakota County, MnDOT, etc.
2. Pedestrian ramps abutting Livingston Ave to be MnDOT ADA compliant. Include MnDOT Standard Plan 5-297.250 (Sheets 1-5) in final plan set.
3. Please provide hydrologic calculations that the proposed increased impervious pavement will not alter the existing discharge rates for 2, 10, 100-year storm events. Refer to West St. Paul Surface Water Management Plan for more information.
4. Show adjacent plat, parcels, property lines, easements, etc.
5. Identify the benchmark used.
6. Install inlet protection on all downstream catch basins.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the SITE PLAN subject to the submitted site plan and to the following conditions:

1. The applicant shall obtain all applicable building permits for the parking lot addition.
2. The applicant shall submit a revised site plan that includes the dimension of the drive aisle adjacent to the newly proposed row of parking. Should the drive aisle not meet the minimum drive aisle width of 20 ft., the applicant shall revise the plan to meet the requirement.

3. The applicant shall submit a landscape plan adhering to the tree replacement requirement in Section 153.031(4) of the Zoning Ordinance.
4. The applicant shall adhere to the recommendations outlined in the attached memos provided by the Environmental Committee and City Civil Engineer.